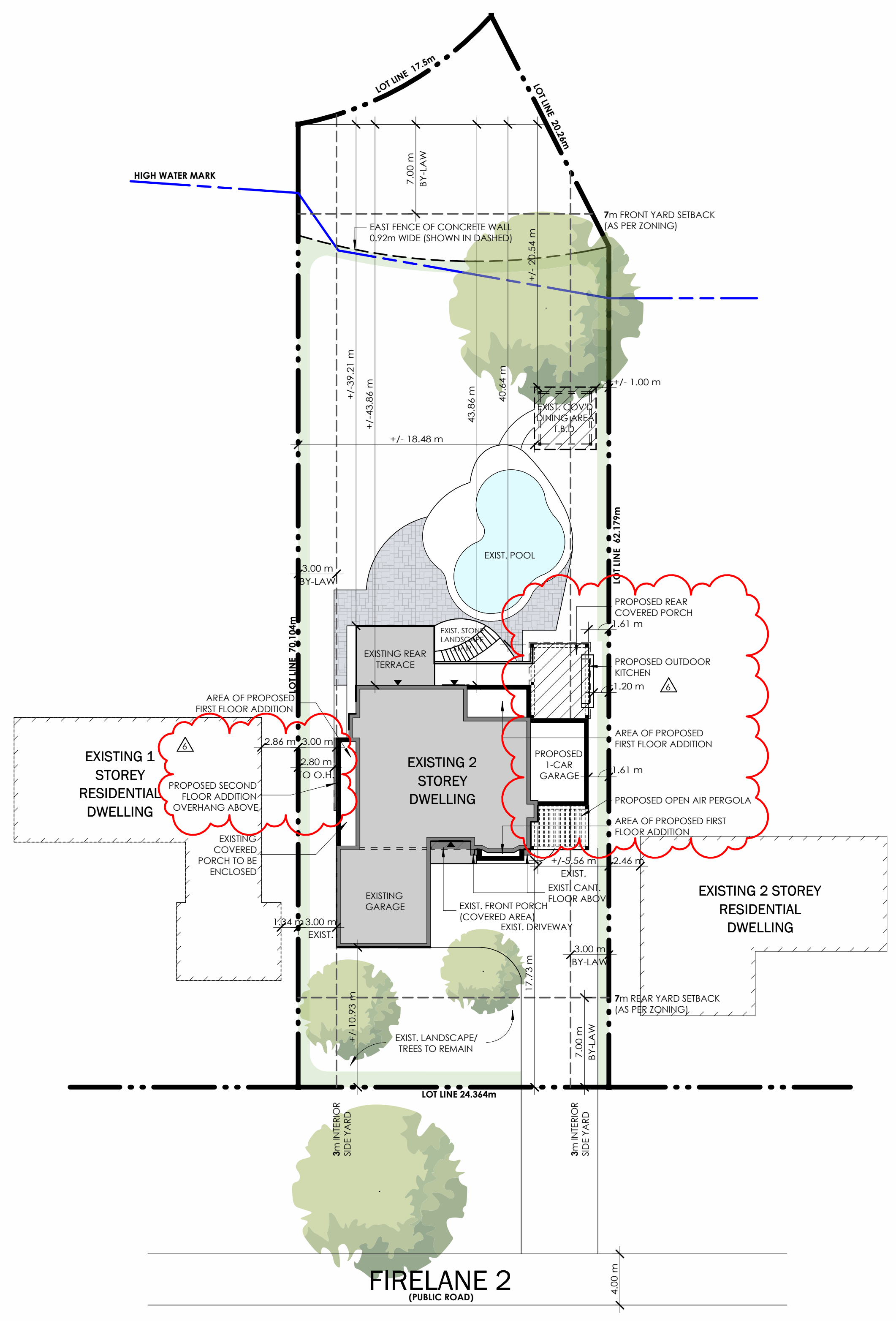


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CofA



SW PERSPECTIVE



SITE PLAN
1 : 500



SITE PLAN LEGENDS

	LANDSCAPE		PROPERTY LINE
	PROPOSED/ENHANCED LDSP.		SUBDIVISION LOT LINE
	LANDSCAPE PAVEMENT		MIN. SET BACK
	PAVEMENT/ROAD		EX. ADJACENT LOT FENCE
	WATER/POOL		SIB.
	COV'D AREA		F.G. LABLE
	FLOOR ABOVE		EX. TREE TO BE REMOVED
	PROPOSED BUILDING		EX. TREE TO REMAIN
	EXISTING BUILDING		

*SEE SITE PLAN NOTES **F.G.SHALL REFER TO FINAL GRADING PLANS

*LOT LINE/BACKGROUND AS PER :

SITE PLAN ZONING & STATISTICS

ZONING INFORMATION		
ADDRESS	69 FIRELANE 2, NIAGARA ON THE LAKE, ON.	
ZONING AND BY-LAW	RESIDENTIAL - R1 (RC - SHORELINE ONE FAMILY RESIDENTIAL)	
ITEMS	REQUIRED	PROVIDED
LOT FRONTAGE (MIN.)	EXISTING	24.36m (EXIST.)
FRONT YARD (MIN.)	7m	+/-43.86m (EXIST.)
SIDE YARD (MIN.)	3m	East Side 3.00m & West Side 1.61m
REAR YARD (MIN.)	7m	+/-10.93m (EXIST.)
BUILDING HEIGHT/# OF STORY (MAX)	10.6m	EXISTING TO REMAIN
RESTRICTIONS	MTO	NPCA
SPECIAL LIMITS	EASEMENTS	SPA
	✓	
COVERAGE CALCULATIONS		
LOT AREA	1871.98 m ² (20149.79 SF)	100%
EXIST. DWELLING	164.42m ² (1769.85 SF)	8.78%
EXIST. ATTACHED GARAGE	57.04 m ² (1769.85 SF)	3.05%
EXIST. SECOND FLOOR OVERHANG	3.22 m ² (34.65 SF)	0.17%
EXIST. DETACHED COVERED DINING AREA (T.B.R.)	-17.14 m ² (-184.50 SF)	-0.92%
EXIST. REAR TERRACE (NOT INCLUDED IN COVERAGE)	28.57 m ² (307.54 SF)	N/A
TOTAL EXISTING	224.68 m² (2418.51 SF)	12.00%
PROPOSED ADDITION	28.43 m ² (306.03 SF)	1.52%
PROPOSED GARAGE ADDITION	30.47 m ² (327.98 SF)	1.63%
PROPOSED REAR COVERED TERRACE	28.05 m ² (301.98 SF)	1.50%
PROPOSED PERGOLA (NOT INCLUDED IN COVERAGE)	14.70 m ² (158.23 SF)	N/A
TOTAL PROPOSED	86.95 m² (935.95 SF)	4.64%
TOTAL LOT COVERAGE - NEW&EXIST. (15.0% MAX)	311.63 m² (3354.47 SF)	16.65%
DOES NOT INCL'D EXIST. REAR TERRACE & NEW PERGOLA		
LANDSCAPE	1440.40 m ² (15504.37 SF)	76.95%
EXIST DRIVEWAY	157.33 m ² (1693.54 SF)	8.40%

MUNICIPALITY /CONSERVATION / REGION SHALL CONFIRM ALL ZONING REQUIREMENTS AND RESTRICTIONS PRIOR TO THE ISSUANCE OF BUILDING PERMIT/ DEMOLITION PERMIT (NOT LIMITED TO) AND/OR CONSTRUCTION ACTIVITIES. INFORM ARCHITECT/PLANNER/APPLICANT/OWNER (NOT LIMITED TO) OF ANY INCOMPETENCE.

ZONING INFORMATION CONFIRMED WITH CITY/TOWN

NAME: _____
DATE: _____
COMMENTS: _____

DISCLAIMER:
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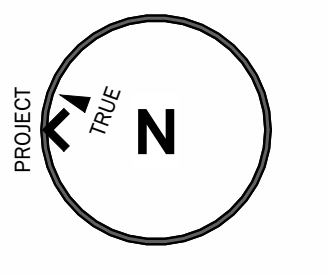
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No.	DATE	DESCRIPTION	BY:
1	09/08/23	AS-BUILT DRAWINGS	AM
2	10/03/23	CONCEPT DRAWINGS	AZ
3	12/14/23	CONCEPT REVISIONS	AZ
4	01/11/24	CONCEPT REVISIONS	AZ
5	01/31/24	ISSUED FOR CofA	AZ
6	02/12/24	REVISED FOR CofA	AZ

COMMISSION: 2023-170

SHAW RESIDENCE

69 FIRELANE 2, NOTL



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architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St.Catharines, ON, L2T 2L3
905 984 5545

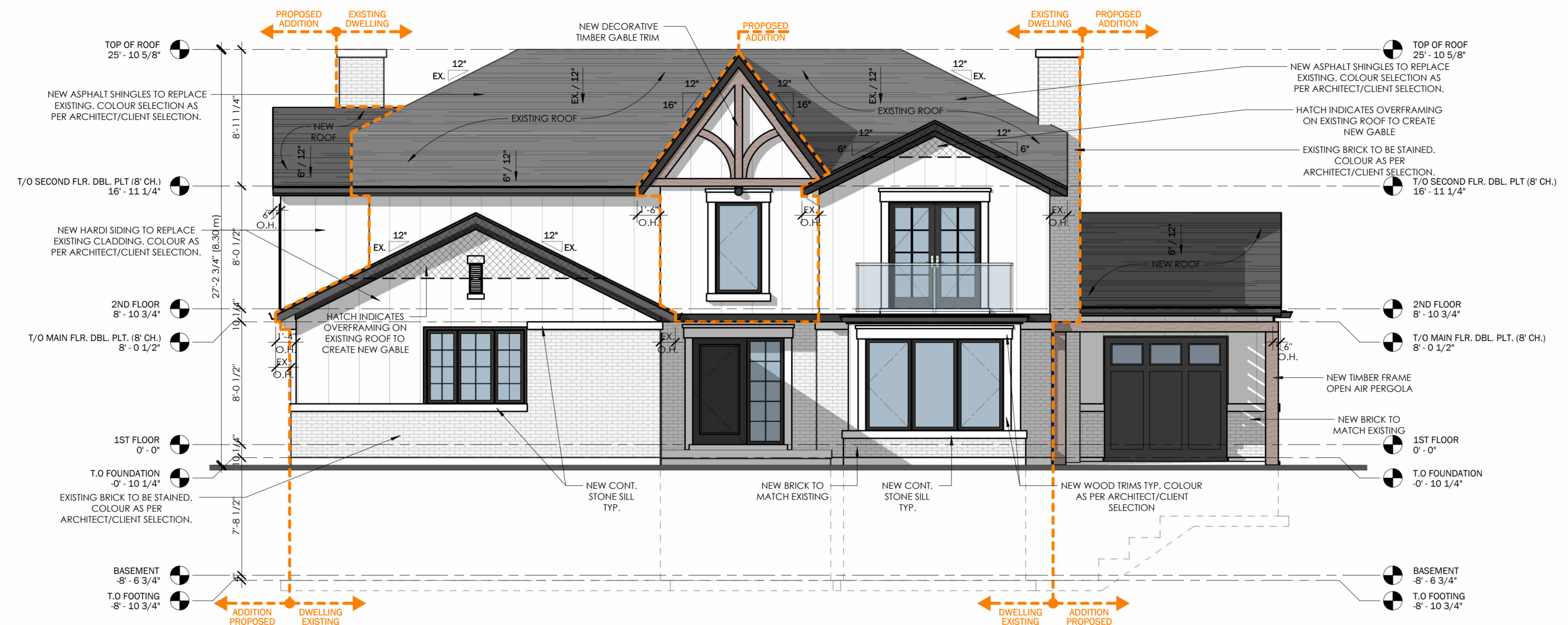
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SITE PLAN

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CHECKED BY:	XX		
DATE ISSUED:	02/12/24		
PROJECT No.:	2023-170		

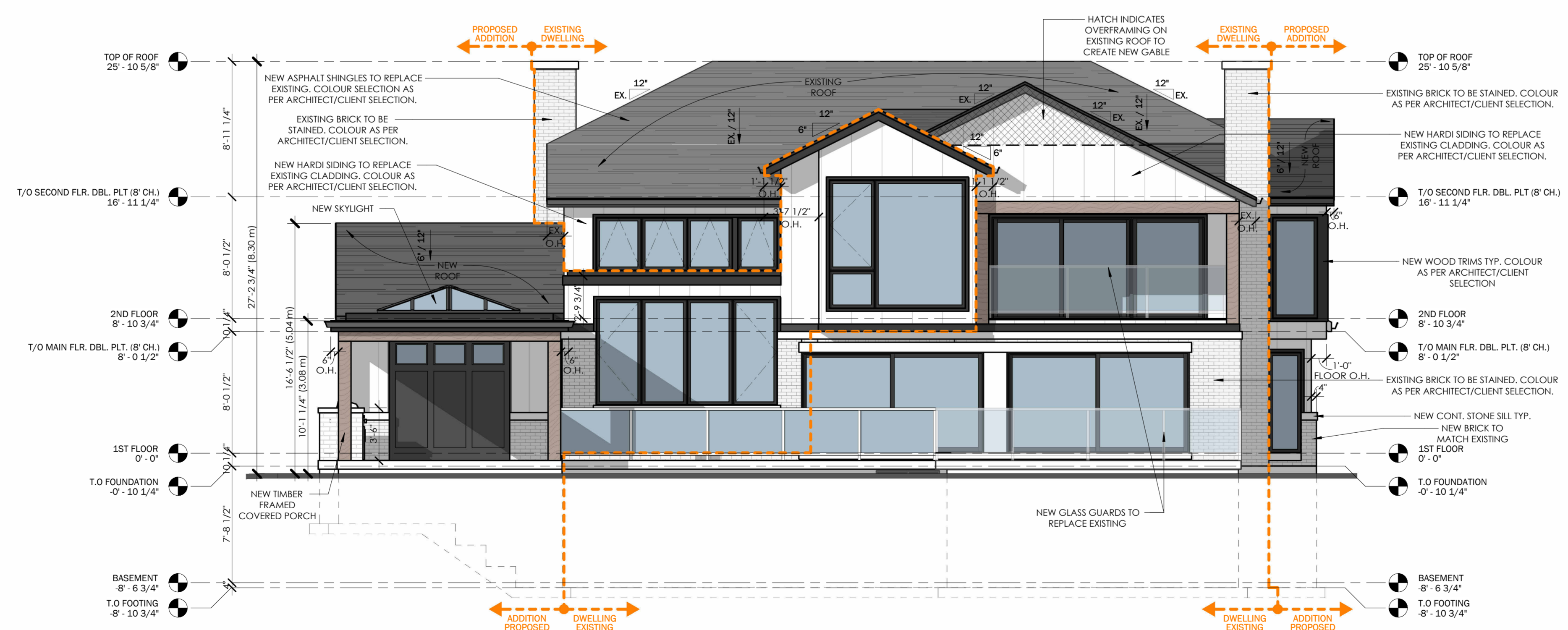
..SP.1

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FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

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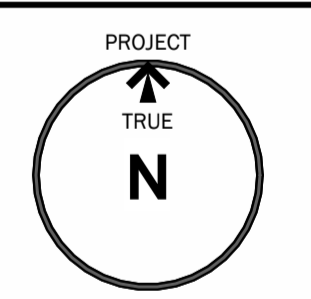
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COMMISSION: 2023-170

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69 FIRELANE 2, NOTL



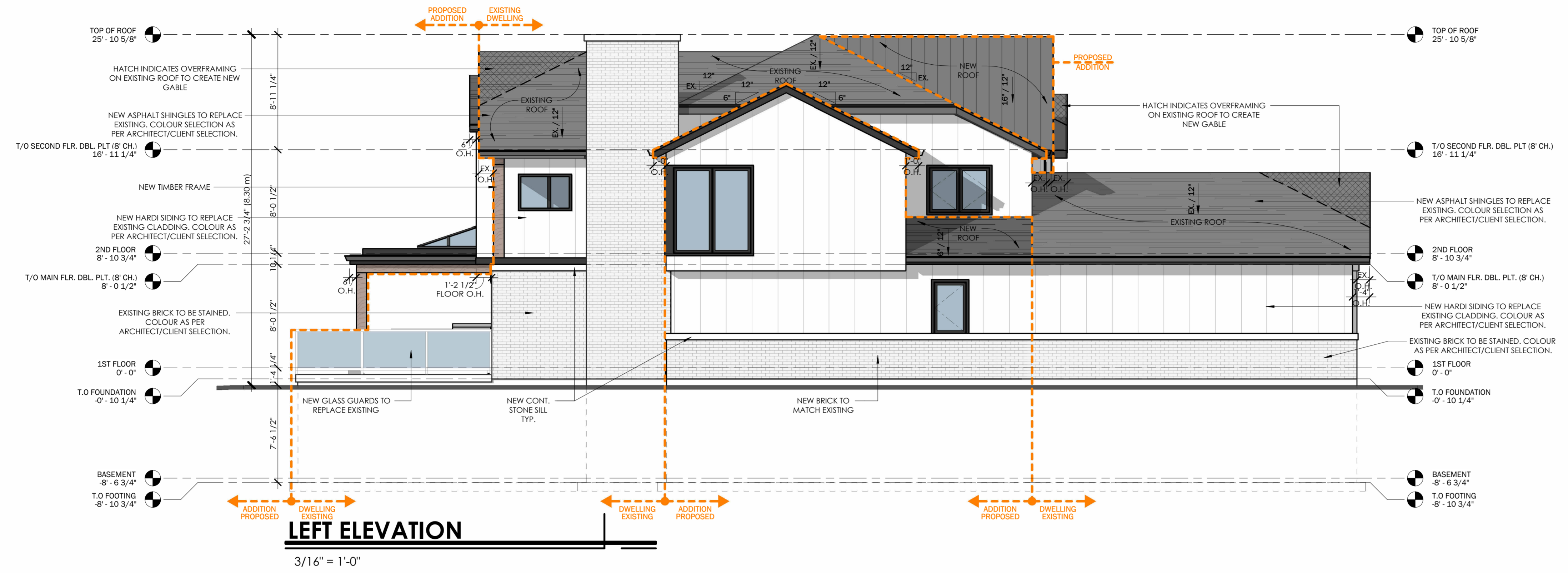
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STUDIO INC.

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290 Glendale Ave., St. Catharines, ON, L2T 2L3
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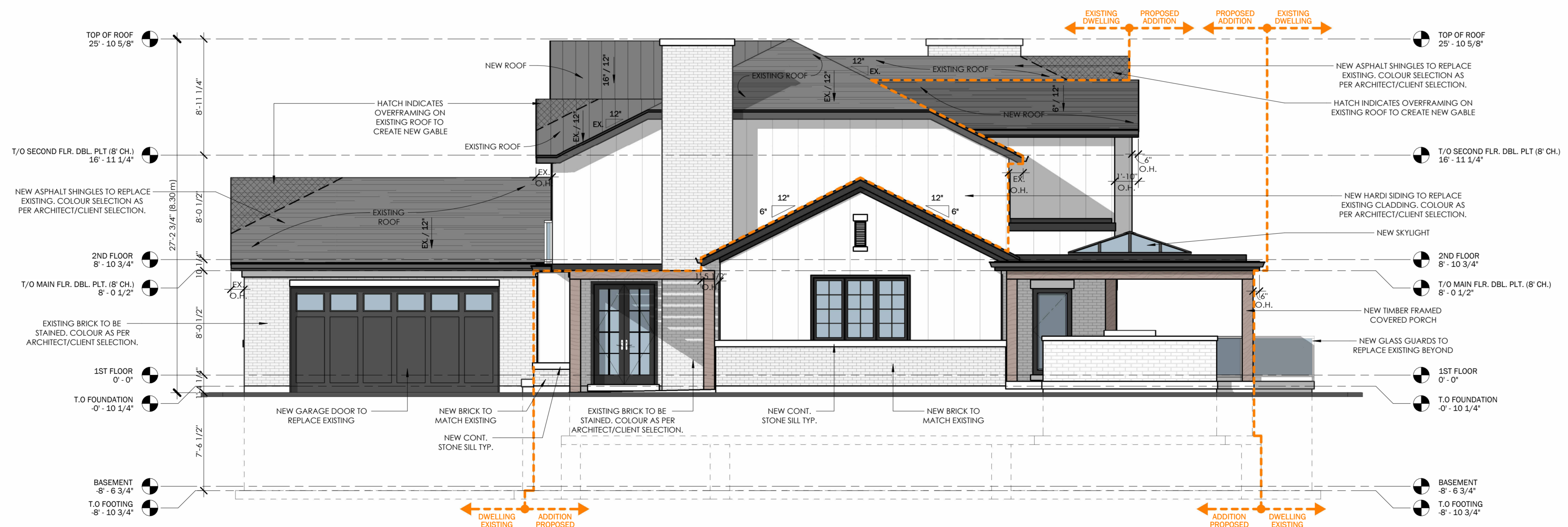
**PROPOSED ELEVATIONS
(FRONT REAR)**

DRAWN BY:	ACK	DRAWING No.:	A-2.1
CHECKED BY:	XX		
DATE ISSUED:	01/15/24		
PROJECT No.:	2023-170		



LEFT ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"

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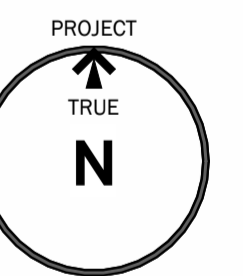
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SHEET TITLE:
PROPOSED ELEVATIONS (SIDES)

DRAWN BY:	ACK	DRAWING No.:	A-2.2
CHECKED BY:	XX		
DATE ISSUED:	01/15/24		
PROJECT No.:	2023-170		

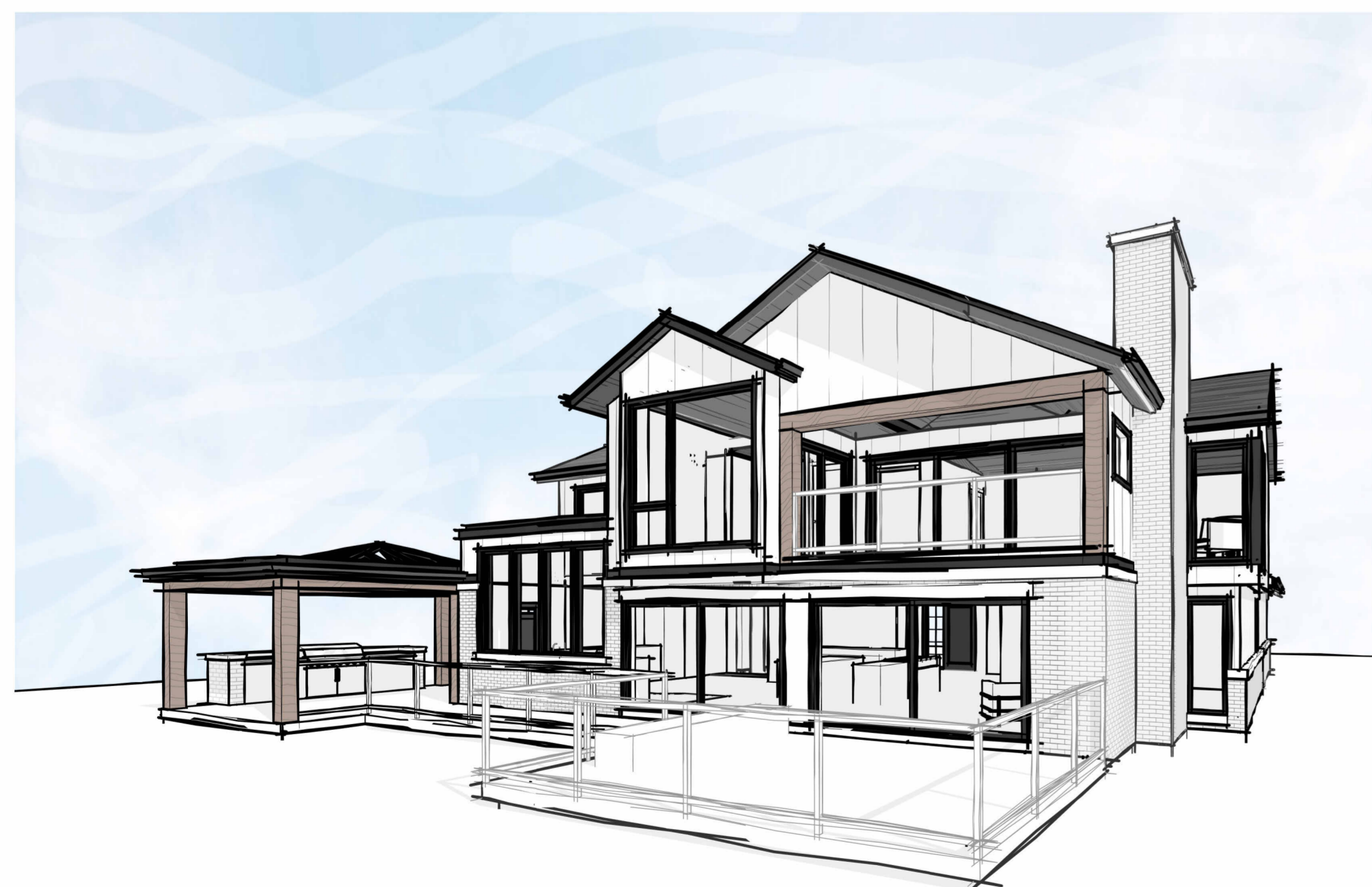
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SW PERSPECTIVE.



SE PERSPECTIVE



NE PERSPECTIVE



NW PERSPECTIVE

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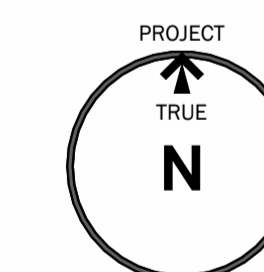
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PERSPECTIVES

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